

Key: 2880

Town of BREWSTER - Fiscal Year 2025

9/17/2024 2:15 pm SEQ #: 3.059

LEG
AL
LAND

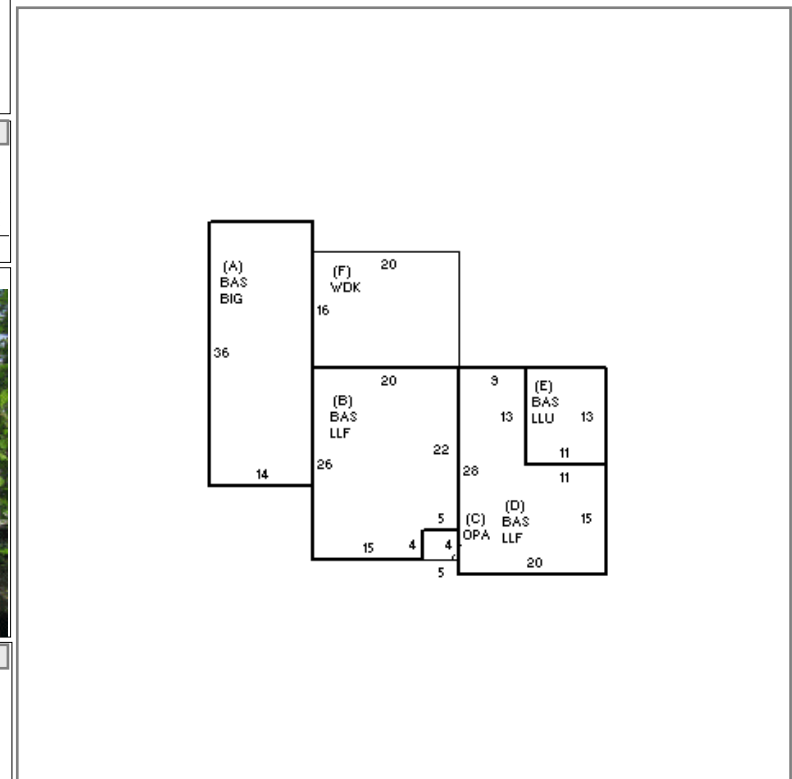
CURRENT OWNER		PARCEL ID		LOCATION	
PRALL JEFFREY R & CYNTHIA R TRUSTEES CJP REALTY TRUST 40 DAISY LANE BREWSTER, MA 02631		56-79-0		40 DAISY LANE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PRALL JEFFREY R & CYNTHIA		04/11/2019	F	1 31945-252	
PRALL JEFFREY R & CYNTHIA		05/29/2009	QS	372,900 23748-246	
BEST GEORGE W & HELEN		12/20/2004	QS	400,000 19363-314	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
34	01/19/2022	2	ADD	150,000	06/05/2024	TCK	100 100
322	04/19/2016	3	OUT BUILDING	5,700	03/29/2017	NF	100 100
NP		12	CYCLICAL NON		11/07/2007	REO	100 100
67	03/07/1996	7	ALTERATIONS	13,420	03/12/1997	BC	100 100
625	11/01/1995	5	OTHER	4,000	05/20/1996	JB	100 100

CD	T	AC/SF/UN	Nbhd	St Ind	Infl	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	19,800	12	1.00	12K 1.00	A	1.00	328,800	2.23	A	1.00	PF8 1.50	333,460

TOTAL	19,800 SF	ZONING	RM	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	NBHD 12	NOTE	LAND	333,500	314,600			
St Ind	SCHOOLHOUSE		BUILDING	582,300	470,600			
Infl	AVERAGE		DETACHED	3,400	3,400			
			OTHER	0	0			
TOTAL				919,200	788,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A	1.00	50 0.50 16 X 24		384	7.65	1,500
SHF	A	1.00	10 0.90 8X12	2016	96	22.01	1,900



BUILDING	CD	ADJ	DESC	MEASURE	3/19/2019	NF
MODEL	1		RESIDENTIAL	LIST	3/16/2009	JH
STYLE	1	1.00	RANCH [100%]	REVIEW	6/14/2024	EMZ
QUALITY	A	1.00	AVG [100%]			
FRAME	1	1.00	WD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1995	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	600,325		
NET AREA	2,481	DETAIL ADJ	1.000	FOUNDATION	4	FLR & WALL	1.00	A	BIG	N	BUILT-IN GARAGE	504		52.26	26,338	CONDITION ELEM	CD		
\$NLA(RCN)	\$242	OVERALL	1.050	EXT COVER	1	WD SHINGLE	1.00	A	BAS	L	BASE AREA	504	2022	253.65	127,839	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	+	LLF	L	LOWER LEVEL FIN	917	1995	133.70	122,601	INTERIOR	V		
				ROOF COVER	1	ASPH/CMP SH	1.00	B	BAS	L	BASE AREA	500	1995	253.65	126,824	KITCHEN	V		
				FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	20		52.50	1,050	BATHS	G		
				INT FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	560	1995	253.65	142,043	HEAT/ELEC	G		
				HEATING/COOL	11	HTWT/CL AIR	1.05	E	LLU	N	LOWER LEVEL UNF	143		100.26	14,337				
				FUEL SOURCE	1	OIL	1.00	F	WDK	N	WOOD DECK	320		41.16	13,171				
																		EFF_YR/AGE	2020 / 3
																		COND	3 3 %
																		FUNC	0
																		ECON	0
																		DEPR	3 % GD 97
																		RCNLD	\$582,300